MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH   **September 20, 2016**

ANTELOPE VALLEY SENIOR CENTER RENOVATION PROJECT

The Antelope Valley Senior Center (Senior Center) is a single story 13,800 square foot facility located at 777 West Jackman Street in the City of Lancaster. The facility located on County-owned property was constructed in 1978 to provide social, educational and recreational activities for the senior population throughout the area. The facility is currently undersized for the number of seniors regularly frequenting the facility.

The County and the City of Lancaster have proposed a Design-Build Renovation Project (Project) to expand the Senior Center and refurbish certain portions of the existing building, and the City has expressed a desire to implement and manage the Project, which will provide services for senior citizens in the City and the surrounding region. The Project entails design and construction of building and parking improvements, as well as installation of furnishings, fixtures and equipment. The design concept for the Senior Center envisions a 3,000 square foot addition to provide a new lobby and reception area, as well as new restrooms, multipurpose room, billiards room, and modifications to certain areas of the existing building. The Senior Center will remain open during the construction phase, and the City will make reasonable attempts to ensure that all work will be carried out in the least intrusive manner possible.

A License Agreement and Memorandum of Understanding has been proposed to the City, whereby the City would issue a request for proposals to select the best qualified proposal in accordance with the Public Contracts Code and other requirements, award and oversee the design-build construction contract, and manage the overall Project.

The City would be entitled to levy building permit and inspection fees on the Project, but the City would not charge a project management fee under the Agreement. The County and City would agree to cap the Project at a cost to the County not to exceed $1,500,000. While the City would be responsible for the design and delivery of the Project, all documents and decisions would be subject to mutual review and consent by both the City and County through a Project Review Board comprised of County and City representatives.

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MOTION

RIDLEY-THOMAS_____

KUEHL   _____

KNABE   _____

ANTONOVICH   _____

SOLIS   _____

I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that the renovation of the Antelope Valley Senior Center is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), and Class 1, Subsections (c), (d) and (g), of the County of Los Angeles Environmental Document and Reporting Procedures and Guidelines adopted by the Board on November 17, 1987.

2. Pursuant to Government Code sections 25526.6 and 26227, find that the Project as proposed, and the appropriation and expenditure of funds for the Project, is necessary to meet the social needs of the population of the County, including the welfare needs of aged persons; that the City's implementation and management of the Project will not substantially conflict or interfere with the County's use of the subject property; and that the License Agreement and Memorandum of Understanding as proposed will further the social needs of the County and be in the best interests of the County and the general public.

3. Authorize and delegate authority to the Chief Executive Officer or her designee to negotiate and execute the License Agreement and Memorandum of Understanding as proposed with the City of Lancaster, as well as amend the Agreement and execute any other project documents necessary to effectuate implementation, management and oversight of the Antelope Valley Senior Center Renovation Project with the City, and fund the Project at a cost not to exceed $1,500,000, from the Fifth District community programs funding that was set aside in the Provisional Financing Uses budget unit.

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MDA:fls
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